01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Southend Road, Rochford, SS4 1HH
Guide Price £375,000

GUIDE PRICE £375,000-£400,000

Horizon Estate Agents are delighted to offer to market this beautifully presented, recently refurbished, two bedroom semi-detached bungalow, being offered with NO ONWARD CHAIN. The comprises with a bright open plan kitchen/lounge/diner with integrated appliances to the newly fitted kitchen, two double bedrooms and a newly fitted four piece suite bathroom. Further benefits include a 39'3 x 7'7 garage with a new electric door, both front and rear gardens and a driveway providing ample off-street parking for multiple vehicles. Located within walking distance to Rochford Railway Station, London Southend Airport, local shops, pubs and restaurants. Internal viewing is essential.

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Entrance Hallway
Obscured UPVC double glazed entry door, loft hatch, radiator, power points, light oak effect laminate flooring, smooth plastered ceiling.

Bedroom One
13'9 into bay x 10'9 (4.19m into bay x 3.28m)
UPVC double glazed bay window to front aspect with shutters, radiator, power points, light oak effect laminate flooring, smooth plastered ceiling.

Bedroom Two
10'9 x 8'10 (3.28m x 2.69m)
UPVC double glazed window to side aspect with shutters, radiator, power points, light oak effect laminate flooring, smooth plastered ceiling.

Bathroom
Four piece suite comprising of a double walk-in shower unit with rainfall shower above, panelled bath, vanity wash hand basin with censored lighting below, close coupled W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls, tiled flooring, smooth plastered ceiling.

Lounge/Diner
24'7 x 11'3 (7.49m x 3.43m)
UPVC double glazed window to front aspect with shutters, UPVC double glazed French Doors to rear garden, electric feature fireplace with stone surround, radiators, power points, light oak effect laminate flooring, smooth plastered ceiling.

Kitchen
11'0 x 8'10 (3.35m x 2.69m)
Range of eye and base level units with work surfaces over, four ring Neff gas hob with extractor hood over, integrated Bosch oven, stainless steel sink drainer unit, integrated dishwasher, integrated washing machine, UPVC double glazed window to rear aspect, UPVC double glazed door to side, power points, light oak effect laminate flooring, smooth plastered ceiling.

Garage
39'3 x 7'7 (11.96m x 2.31m)
Electric up and over door, shed, access to:

Rear Garden
Paved patio seating area, remainder soil with grass seeds laid for a lawn area.

Front of the Property
Front garden laid to lawn with tree and shrub borders, driveway providing ample off-street parking for multiple vehicles.

Additional Information
Tenure: Freehold
Council: Rochford District Council
Tax Band: C

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.

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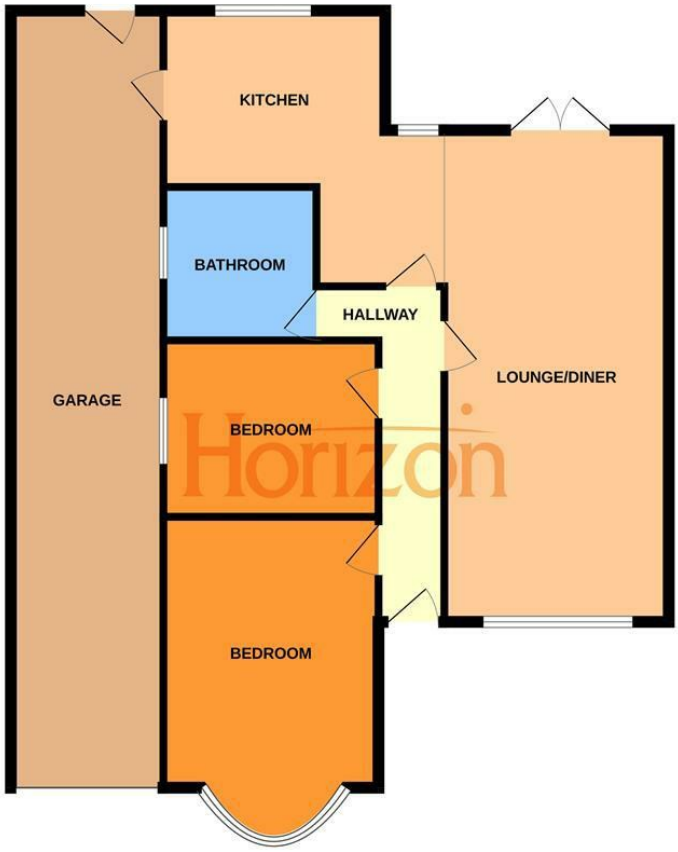
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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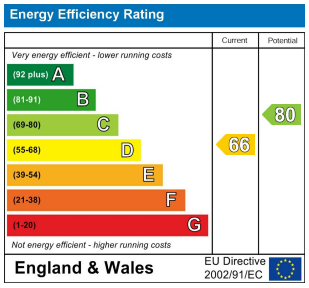

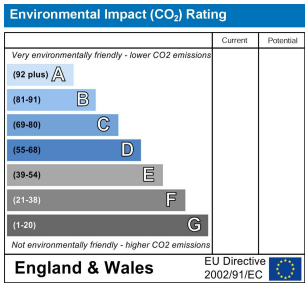

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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